151.0	0002	0020.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	767,800 /	767,800
					USE VALUE:	767,800 /	767,800
					ASSESSED:	767,800 /	767,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PERRY MARISSA A & FREDERICK W
Owner 2:	
Owner 3:	
Street 1:	14 CEDAR AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MOSCATEL MARISSA -
Owner 2:	-
Street 1:	14 CEDAR AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,012 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1430 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	14	CPA
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7012.000	260,200	3,300	504,300	767,800
Total Card	0.161	260,200	3,300	504,300	767,800
Total Parcel	0.161	260,200	3,300	504,300	767,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 537.00 | /Parcel: 537.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 100063

GIS Ref

GIS Ref

Insp Date 01/20/18

Parcel ID 151.0-0002-0020.0

!11845!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	260,200	3300	7,012.	504,300	767,800	767,800	Year End Roll	12/18/2019
2019	101	FV	213,000	3300	7,012.	472,800	689,100	689,100	Year End Roll	1/3/2019
2018	101	FV	211,200	3300	7,012.	390,800	605,300	605,300	Year End Roll	12/20/2017
2017	101	FV	211,200	3300	7,012.	359,300	573,800	573,800	Year End Roll	1/3/2017
2016	101	FV	211,200	3300	7,012.	327,800	542,300	542,300	Year End	1/4/2016
2015	101	FV	199,000	3300	7,012.	321,500	523,800	523,800	Year End Roll	12/11/2014
2014	101	FV	199,000	3300	7,012.	298,800	501,100	501,100	Year End Roll	12/16/2013
2013	101	FV	199,000	3300	7,012.	284,300	486,600	486,600		12/13/2012

PRINT

Date	Time
12/11/20	01:58:41

LAST REV

Date	Time
12/01/20	14:35:34

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11845

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOSCATEL MARIS	41359-616		11/4/2003	Family	1	No	No		
MOSCATELLO ANTH	32761-312		4/30/2001	Family		No	No		
	11201-371		8/31/1966			No	No		N

USER DEFINED

Prior Id # 1:	100063
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/20/2018	Meas/Inspect	HS	Hanne S
11/14/2008	Meas/Inspect	163	PATRIOT
12/9/1999	Mailer Sent		
11/19/1999	Measured	263	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7012		Sq. Ft.	Site		0	80.	0.90	9									504,286						504,300	

Total AC/HA: 0.16097 | Total SF/SM: 7012 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 504,286 | Spl Credit | Total: 504,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.01989794
Adj $ / SQ:	178.992
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	377135
Depreciation:	116912
Depreciated Total:	260223

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

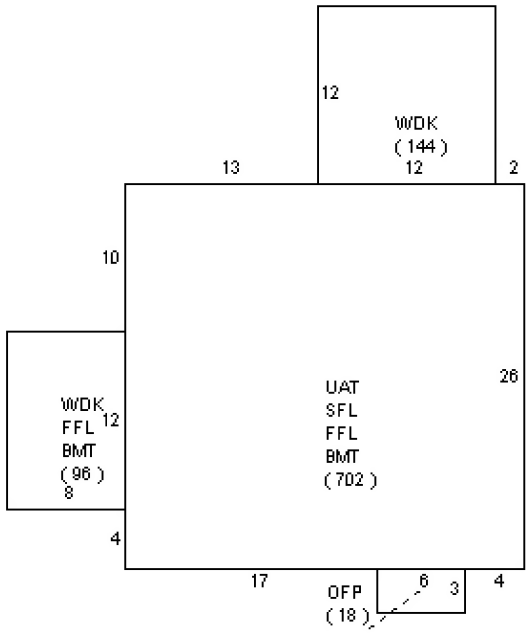
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	178.99
Special Features:	0	Val/Su Net:	97.78
Final Total:	260200	Val/Su SzAd	181.98

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	798	53.700	42,851
FFL	First Floor	798	178.990	142,836
SFL	Second Floor	632	178.990	113,087
WDK	Deck	240	10.370	2,489
UAT	Upper Attic	176	71.600	12,565
OFP	Open Porch	18	44.880	808

Net Sketched Area:	2,661			Total:	314,636
Size Ad	1429.7999	Gross Are	3258	FinArea	1430

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 151.0-0002-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1926	27.50	T	40	101			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300